

Zoning Public Hearing

CITY OF AUSTIN

RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: Z-14

AGENDA DATE: Thu 03/02/2006

PAGE: 1 of 1

SUBJECT: C14-05-0209 - Big 4 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 221 Ralph Ablanado Drive (Onion Creek Watershed) from single-family residence-standard lot (SF-2) district zoning to limited industrial services (LI) district zoning. Zoning and Platting Commission Recommendation: To grant limited industrial services-conditional overlay (LI-CO) combining district zoning. Applicant: Big 4 Auto Parts (Jim Pallas). Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0209

Z.P.C. DATE: January 17, 2006
January 31, 2006

ADDRESS: 221 Ralph Ablanedo Drive

OWNER: Big 4 Auto Parts
(Jim Pallas)

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: SF-2 **TO:** LI

AREA: 1.20 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services-conditional overlay (CS-CO) combining district zoning. The Conditional Overlay limits the development of the property to 300 trips per day beyond the existing trips generated by the site.

ZONING & PLATTING COMMISSION RECOMMENDATION:

January 17, 2006: *APPROVED A POSTPONEMENT REQUEST TO 01/31/06 (STAFF)*
[J. MARTINEZ; M. HAWTHORNE – 2ND] (7-0) J. GOHIL; K. JACKSON –
ABSENT

January 31, 2006: *APPROVED LI-CO DISTRICT ZONING WITH SCRAP & SALVAGE*
USE AS THE ONLY PERMITTED LI USE, PERMITTED GR USES; STAFF
RECOMMENDATION FOR VEHICLE TRIPS AND PROHIBIT PAWN SHOP
SERVICES.

[K. JACKSON, J. MARTINEZ 2ND] (8-0) J. GOHIL – ABSENT

ISSUES:

The Applicant would like to discuss the recommendation of the Zoning and Platting Commission and pursue LI-CO zoning with the Conditional Overlay allowing for scrap and salvage use and permitted CS uses. The Applicant is in agreement with the recommended daily trip limitation and prohibiting pawn shop services.

DEPARTMENT COMMENTS:

The subject tract is developed with an auto salvage business, zoned single family residence standard lot (SF-2), and situated at the southeast corner of Ralph Ablanedo Drive and Cullen Lane. The surrounding area consists of planned residential, and existing, intensive commercial and industrial uses. There are auto-related uses directly west and south (vehicle storage and auto auction – CS-CO), and to the northwest (vehicle impound yard – LI-CO; CS-CO); undeveloped land that was recently approved for single family – small lot residence (SF-4A-CO); an urban farm, auto-related uses and a cocktail

lounge to the east (GR-MU-CO; CS-CO; DR). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

Big 4 Auto Parts, a scrap and salvage use, has been in business since 1980 (prior to that it contained a manufactured home). The property was annexed on November 15, 1984 and the use existed prior to annexation. Big 4 includes an outside storage component, and therefore, is subject to the discontinuance provisions outlined in Section 25-2-947 of the Land Development Code.

The Applicant proposes to rezone the tract to the limited industrial services (LI) district for the auto salvage use, which is a conditional use in this district. The Applicant reports that changes to the current operations are not proposed at this time, but seeks zoning that reflects the uses of the property. If LI zoning is obtained, then a conditional use permit will be required if a significant expansion of the structure is proposed.

In consideration of the property's proximity to planned residential uses to the north, Staff recommends the CS-CO district. The Staff recommendation considers that while the auto salvage use existed prior to annexation, the property could be redeveloped in the future and CS-CO zoning would provide be compatible with the uses to the west, south and east and provide greater compatibility with the planned residences to the north. The Conditional Overlay limits the number of daily vehicle trips to 300 beyond the existing trips generated by the site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Auto salvage business
<i>North</i>	DR; LI; LI-CO; CS-CO; SF-4A-CO	Steel fabrication business; Fiberglass supplier; Vehicle impound facility; Undeveloped (planned for single family residential); Industrial park
<i>South</i>	CS-CO	Auto auction
<i>East</i>	GR-MU-CO; CS-CO; DR	Urban farm; Towing services; Auto repair; Cocktail lounge
<i>West</i>	CS-CO; SF-2; SF-4A-CO	Vehicle storage; Manufactured homes; Single family residences

AREA STUDY: N / A

TIA: Is not required

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 - Far South Austin Community Association

262 - Beaconridge Neighborhood Association

300 - Terrell Lane Interceptor Association
 428 - Barton Springs / Edwards Aquifer Conservation District
 499 - Park Ridge Owners Association 511 - Austin Neighborhoods Council
 627 - Onion Creek Homeowners Association
 742 - Austin Independent School District
 948 - South by Southeast Neighborhood Organization

SCHOOLS:

Williams Elementary School Bedichek Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0195 – Crippen Sheet Metal	DR to LI	Scheduled for 1-31-06.	Pending
C14-05-0045 – Big 4	DR to LI	To Grant LI-CO for Tract 1 with CO to prohibit basic industry and resource extraction; CS-CO for Tract 2 (west 50 feet) with CO for 30' height limit. Additional CO for 300 trips beyond the existing generated.	Approved LI-CO; CS- CO as ZAP recommended (6-23- 05).
C14-05-0034.SH – Peaceful Hill Subdivision	SF-6; W/LO; LI; DR to SF-4A	To Deny SF-4A	Approved SF-4A-CO with CO for: 1) 2,000 trips; 2) prohibit access to Peaceful Hill Lane; 3) a residential use shall comply with the measures under Section 25-13-44 (Airport Overlay Land Use Table) that achieve a minimum outdoor-to-indoor noise level reduction of 25 decibels; 4) a 30- foot wide rear yard setback shall be established for a residential structure adjacent to a non-

			residential use or zoning district; and 5) the maximum height is one story adjacent to Crippen Sheet Metal. Restrictive Covenant for: 1) the Neighborhood Traffic Analysis; 2) construction of a pedestrian accessway to Peaceful Hill Lane; 3) center turn lane along Ralph Ablanado Drive frontage; 4) 6' high solid masonry wall along property lines that do not abut Ralph Ablanado Drive on the south and Peaceful Hill Lane on the west, and 5) an 8-foot high solid fence along the east property line (12-15-05).
C14-04-0179 – Big 4	DR; SF-2 to CS	To Grant CS-CO with CO for fencing; landscape buffer; 30' structure height; prohibited uses and 2,000 trips. Street deed required on Cullen Lane. Public Restrictive Covenant for hours of operation.	Approved CS-CO district zoning with Street Deed and Public Restrictive Covenant as ZAP recommended (03-10-05).
C14-03-0076 – Ferrell's Farmers Market	DR to GR-MU	To Grant GR-MU-CO, with the CO prohibiting all residential uses except for the existing residences and 2,000 trips.	Approved GR-MU-CO as ZAP recommended (7-17-03).
C14-00-2018 – Wattinger Acres	DR to LI	To Grant LI-CO	Approved LI-CO with CO for 2,000 trips; no access to Hubach Lane; prohibited uses

			of scrap & salvage, pawn shops, service station, adult-oriented uses; auto sales and vehicle storage (05-11-00).
C14-99-2001 – 8603 Cullen Avenue; 201 Ralph Ablanado and 8503 South Congress Avenue	CS-CO to CS-CO, to delete a Conditional Overlay	To Grant CS-CO	Approved CS-CO, with CO for 2,000 trips; prohibit pawn shops and adult-oriented uses; F.A.R. of 1:1 (12-9-99).
C14-99-0039 – Mickey Rich Plumbing and Heating, Inc.	DR to CS-1; LI	CS-1 request withdrawn; To Grant LI-CO with conditions	Approved LI-CO with CO for 2,000 trips; prohibited uses; no access to Hubach; F.A.R. limited to 0.039 to 1 for retail uses (8-19-99).
C14-85-093 – Bruce Patterson, 8501 Peaceful Hill Lane	I-RR to LI	To Grant LI with use limited to steel fabrication and / or warehousing activities	Approved LI with Restrictive Covenant limiting the use of the property to steel fabrication and / or warehousing activities (1-16-86).

RELATED CASES:

The property was annexed into the City limits in November 1984. There are no related cases on the subject property.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	SIDEWALKS	CAPITAL METRO	BICYCLE PLAN
Cullen Lane	50 feet	Varies	Collector	No	No	Priority 1 Route #45
Ralph Ablendado	65 feet	30 feet	Collector	No	No	Priority 1 Route #45

CITY COUNCIL DATE: March 2, 2006

ACTION:

ORDINANCE READINGS: 1st

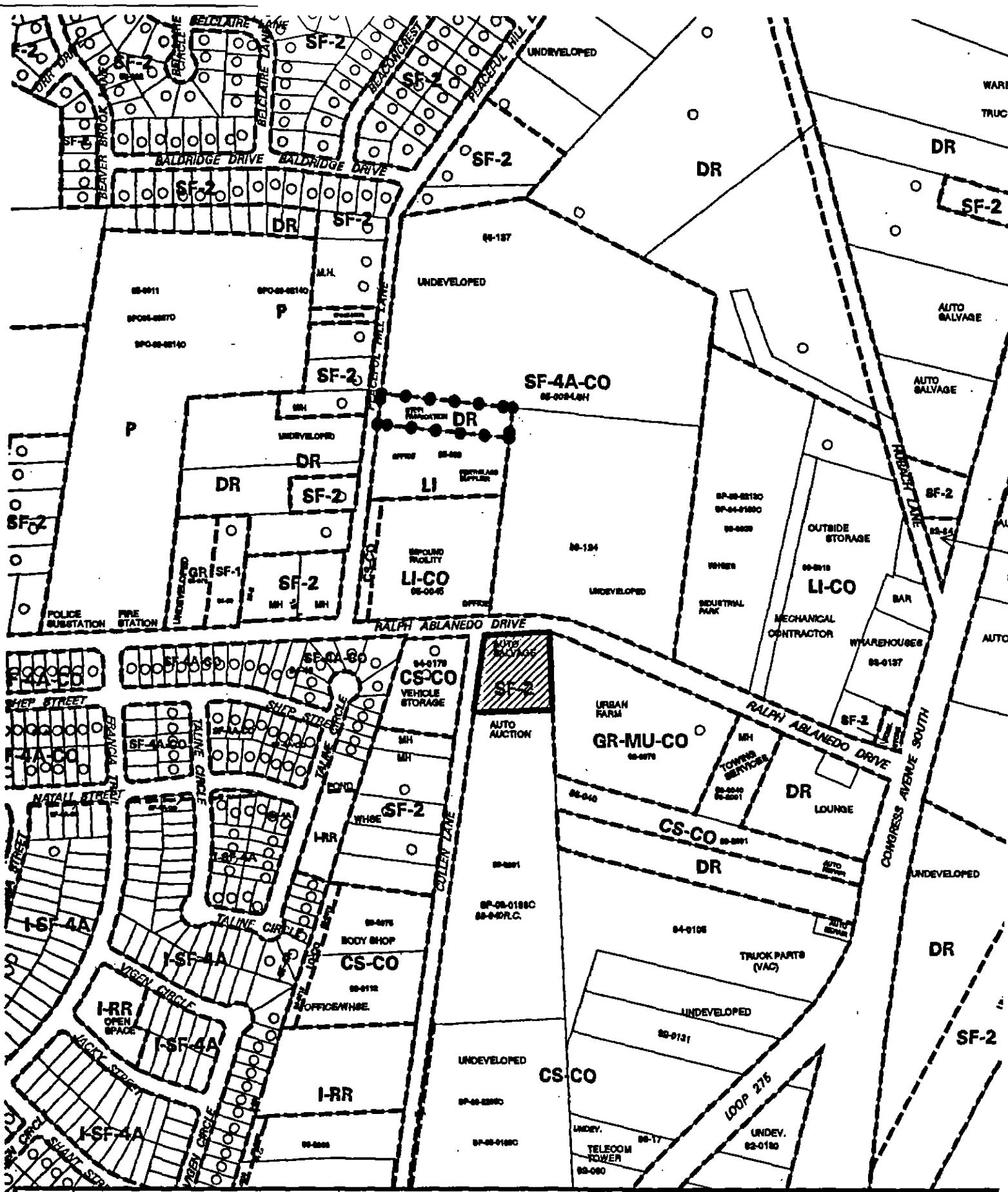
2nd





3rd

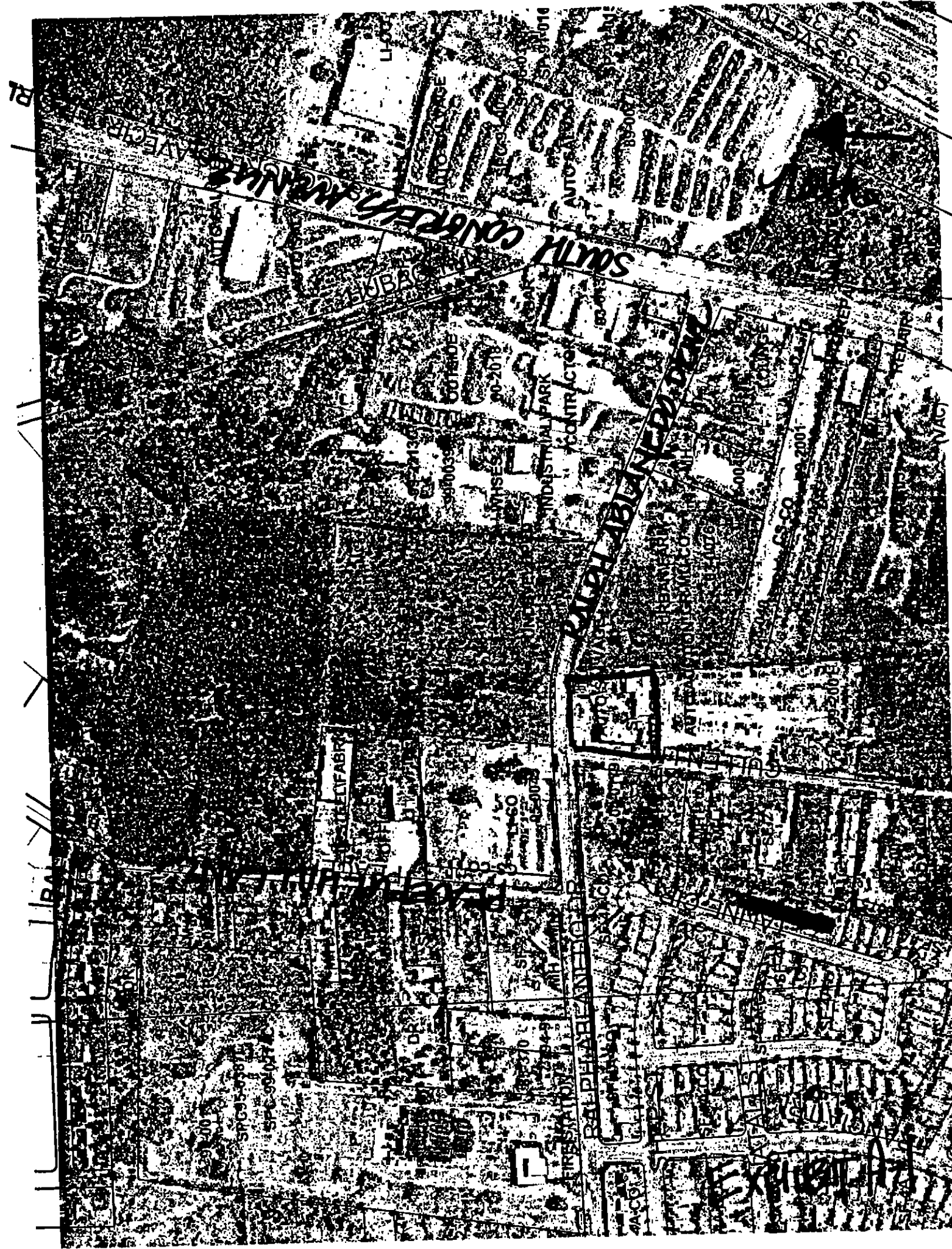
ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	  	ZONING EXHIBIT A CASE #: C14-05-0209 ADDRESS: 221 RALPH ABLANEDO DR SUBJECT AREA (acres): 1.200	DATE: 06-01 INTLS: 6M	CITY GRID REFERENCE NUMBER G14
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SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant general commercial services-conditional overlay (CS-CO) combining district zoning. The Conditional Overlay limits the development of the property to 300 trips per day beyond the existing trips generated by the site.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The LI district designation is for a commercial service use or limited manufacturing use generally located on a moderately sized site.

CS, Commercial Services, zoning is intended for commercial or industrial uses that typically have operating characteristics or traffic service requirements generally incompatible with residential environments.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

In consideration of the property's proximity to planned residential uses to the north, Staff recommends the CS-CO district. The Staff recommendation considers that while the auto salvage use existed prior to annexation, the property could be redeveloped in the future and CS-CO zoning would provide be compatible with the uses to the west, south and east and provide greater compatibility with the planned residences to the north. The Conditional Overlay limits the number of daily vehicle trips to 300 beyond the existing trips generated by the site.

EXISTING CONDITIONS**Site Characteristics**

The property is developed as an auto salvage business. The site is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the LI or CS zoning districts would be 80%, which is based on the more restrictive watershed regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current

watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals which preempt current water quality or Code requirements.

Transportation

No additional right-of-way is required at this time. At the time any portion of this site is redeveloped, additional right-of-way along Cullen Lane, up to 35' from the centerline, may be required to be dedicated.

The trip generation under the requested zoning is estimated to be 4,455 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 300 vehicle trips per day beyond the existing trips generated by the site. [LDC, 25-6-117]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation or utility adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the City. The landowner must pay the associated City fees.

Compatibility Standards

There are no existing site plans in review.

The site is subject to compatibility standards. Along the west property line, the following standards apply:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.